



890 Huddersfield Road, Mirfield, WF14 9HS

Offers Over £375,000

**bramleys**

An early viewing is the only way to fully appreciate this charming period property which is beautifully presented throughout and offers ideal family sized accommodation. Privately positioned in an ever popular locality this impressive home retains many original and reclaimed features and has a versatile layout along with enclosed gardens, driveway parking facilities and a single garage. The spacious living space includes an entrance hall, ground floor shower room, lounge, second reception room or optional ground floor bedroom, plus a good sized dining kitchen and separate utility room. To the first floor are 3 bedrooms and a further house bathroom. Enjoying far reaching views to the front, this property is handily located for local amenities, well regarded schooling and major road and rail links.





## GROUND FLOOR

### Entrance Hall

An imposing Entrance hall, accessed via double timber doors and having a feature side window with coloured leaded lights. Having exposed timber work to the ceiling and an impressive staircase leading to the first floor accommodation.

### Ground floor Shower Room

8'2" x 6'7" (2.49m x 2.01m)

Furnished with a walk in shower cubicle with wall mounted shower, a WC and a wash basin set within a exposed stone recess with mirror over. There is a double glazed window, a central heating radiator and complimentary flooring.

### Lounge

20'6" x 18'6" (6.25m x 5.64m)

This fantastic living room is located to the front and has two double glazed windows, along

with two central heating radiators. To one wall is a stone effect fireplace with hearth, timber mantel and inset fire. Timber beams complete the look of this ideal family space.

### Kitchen with Dining Area

18'0 x 17'5" max narrowing at dining area (5.49m x 5.31m max narrowing at dining area )

This good sized room has a dining area with space for family dining and opens up into kitchen space with a range of integrated appliances. The kitchen area is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset Belfast style sink unit with mixer tap. There is a four ring hob with extractor over, an eye level double oven and integrated fridge, freezer and dishwasher. Three double glazed windows overlook the rear and there are beams to the ceiling and a central heating radiator.





### Utility Room

12'2" x 6'2" (3.71m x 1.88m)

This good sized utility room has laundry plumbing facilities, built in cupboards and hanging space. An exterior door leads out to the rear.

### Reception Room/Ground floor bedroom

17'3" x 8'1" (5.26m x 2.46m)

This versatile room offers spacious accommodation which could be used as either an additional bedroom or a further reception room. Having a double glazed side window and a central heating radiator.



### FIRST FLOOR

#### Landing

With exposed timber work, a double glazed window and a central heating radiator.

#### Bedroom 1

15'2" x 13'4" (4.62m x 4.06m)

This spacious master bedroom has far reaching views to the front via two double glazed windows and has a central heating radiator. There are two built in walk in cupboard providing fantastic storage space.

#### Bedroom 2

12'9" (3.89m )

An L shaped room with a double glazed front window, feature wall panelling and a central heating radiator.

#### Bedroom 3

13'10" x 6'3" (4.22m x 1.91m)

Located to the rear and having a built in cupboard, a central heating radiator and two double glazed windows.



### Bathroom

A sizeable bathroom furnished with a panelled bath with waterfall shower over and screen, a wash basin and a WC. There is some wall tiling, a double glazed window, a central heating radiator and a built in store cupboard.

### OUTSIDE

The property can be found at the top of a shared access drive which leads the property which has enclosed garden areas and a single garage with up and over door. power and lighting. To the front of the property is gated driveway providing ample off road parking opportunities, along with a paved seating area along with planted sections and a low maintenance dining and relaxation space. To the rear is an enclosed cottage style garden with a raised and planted border.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

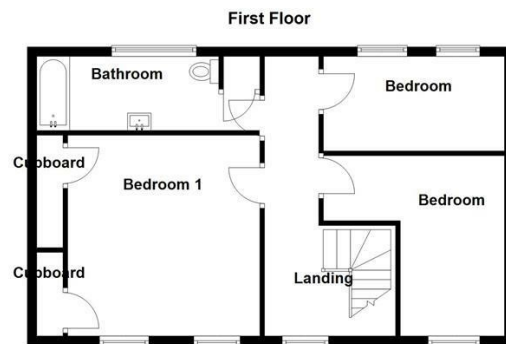
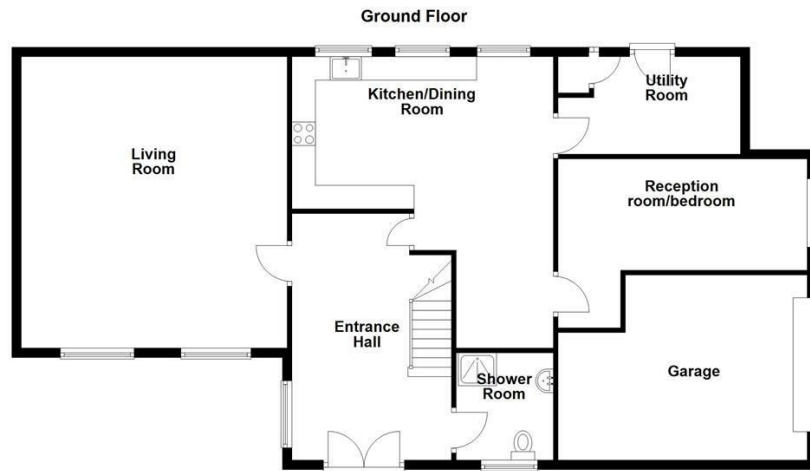


### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |